

SUBWAYS ADD 20% TO LAND VALUES IN YEAR

Tax Books Show Increase of
\$350,000,000 in Home
Suburbs.

QUEENS HAS BIG LEAD.

Largest Profits Are Growing
in Far Outlying New
Transit Zones.

Tax assessors have added an average of 20 per cent. to the value of New York's suburban land on their 1908 lists. Their figures show that landowners in the suburbs are \$350,000,000 richer than at the start of 1907. The increase in value has been steady in spite of panic prices in other investment markets.

The new tax rolls give Brooklyn real estate an increase of \$14,000,000 in value; Queens, \$7,000,000; the Bronx, \$45,000,000; Richmond, \$12,000,000. And the New Jersey suburbs show an advance of \$60,000,000; those in Westchester, Nassau and Suffolk, \$17,000,000.

In percentage, the gains have been: Queens, 34; New Jersey, 25; Richmond, 23; the Westchester, Nassau and Suffolk suburbs, 22; Brooklyn, 12; the Bronx, 11. These figures show that the big gains have been scored in far outlying districts, where farm lands and waste or inaccessible tracts are soon to be placed within the zone of rapid transit connection with the metropolis. It verifies reports published frequently in The Evening World that the largest percentage of profits is being paid by land in the new outside home sections.

New Millions for Owners.
Real estate operators say that the tax assessors' appraisals are very conservative. The fact that the City of New York recognizes the increase in suburban land values gives a strong foundation to the market.

In fixing prices for the new tax rolls, the assessors have tried to calculate the actual market value of each property. They are not authorized to consider speculative value. They must base their figures on solid investment considerations. Therefore, they have been forced to estimate the value of suburban properties at one-half to three-quarters of the real market prices because the speculative element is an important consideration just now all over the new rapid transit zone.

Land prices are discounting new subway, more bridges, a great expansion of population and a continuous inflow of capital for improvement. Instead of a \$200,000,000 total increase in values for the year, the tax rolls show an advance in market values of over \$600,000,000. If there is not one other important factor to be considered, this is the amount of money which has been spent during the past year in building and improvement operations.

Big Gains in Home Zones.
As has been reported in The Evening World, nearly \$100,000,000 was spent by suburban builders during the year. The outlay is recognized on the new tax rolls to the sum of \$60,000,000. It leaves \$40,000,000 as the actual advance in land values alone as figured by the assessors. But their figures do not include speculative value.

At a low estimate, would equal their total by 25 per cent. So the \$60,000,000 must be restored to their \$200,000,000 in order to show the total advance in the land's real market value, which again becomes \$200,000,000 for the year.

That Queens should gain 34 per cent. and New Jersey 25 per cent. is no surprise to those who have followed the great movements in those sections to discount the under-riding tunnels. But the McAdoo and Belmont tunnels will open those widely separated suburbs to the metropolitan home masses within a few weeks. The city assessors have recognized solid investment values at the close of a year in which financial panics, frightened speculators away from all kinds of operations. It is believed the tunnels offer a basis for new speculative undertakings on a large scale in those localities, and that such a revival of speculation would mean very much higher market prices for land.

Richmond with its 23 per cent. increase shows the effects of better transit by the new rapid transit lines as well as the extensive exploiting of South New York by large promoters.

LAWSON PURDY IS BOOSTING PRICES OF SUBURBAN LOTS

As President of the Tax Board he is adding many millions to the officially recorded fortunes of land owners in new outside home zones.

Tetrazzini Repeats "Lucia" Triumph; Sings Above Swirl of Applause

Her Second Appearance in This
Opera at the Manhattan
Again Crowds the House to
the Doors—Notes of Music.

MME TETRAZZINI appeared for the second time in "Lucia" last night at the Manhattan Opera House and was applauded by a crowded house and audience even deeper. The audience, particularly in the galleries, could scarcely wait, indeed did not wait, for the diva to finish her famous high E's, but broke in upon those expensive high notes long before they were ended, so great was their enthusiasm. As a test of strength the singer held the one high note, which sounded loud above the thousand clapping hands. Once more the mad scene was enacted. The cast was the same as on Monday night. M. Zenatello again sharing honors with the star. Sammarco repeated his conception of the faithless Ashton. Madame Emma Eames and M. Plancon were in the audience. At the end of the mad scene Madame Eames said: "I think she is truly wonderful"—a verdict which New York echoes. Among the others present were many of the leading singing teachers of the city—for the old cadences that Tetrazzini has made new to us again and the changes in the mad aria are things to ponder.

Tetrazzini as Gilda; Schumann-Heink.

GILDA, in "Rigoletto," is Tetrazzini's choice of a third character in the opera. She will appear in the part next week on Wednesday evening and at the Saturday matinee. Schumann-Heink will make her first appearance at this house on Monday evening as Azucena, in "Trovatore," with a supporting company that two weeks ago gave the best performance in the city. It is her first appearance in America in the part, but it was the one in which she made her debut. Mary Garden sings Louise again on Friday evening, and at the Saturday evening performance of "Tales of Hoffmann" there will be a chance to see that really fine artist Renaud at popular prices.

The full programme for the week is: SUNDAY—Popular concert, with Agostini, Bressler-Gianoli, Zepilli, Germaine, Trentini, Ancona, Arimondi, Crabbe and Daddi. The Indianapolis from Rossini's "Sobot Mater" will be sung by Russ and the full chorus.

MONDAY—"Il Trovatore," with Schumann-Heink, Russ, Zenatello and Sammarco. WEDNESDAY—"Rigoletto," with Tetrazzini, De Cernoni, Renaud, Bassi, Arimondi and Gilbert. FRIDAY—"Louise," with Mary Garden, Bressler-Gianoli, Dalmores and Gilbert. SATURDAY—"Rigoletto," with Tetrazzini and Sammarco, instead of Renaud, at the matinee, and "Tales of Hoffmann," with Renaud, Dalmores, Zepilli, De Cernoni and Gilbert in the evening. Campanelli is announced to conduct every performance.

"Tannhauser" Next Week at Metropolitan.

"TANNHAUSER" is to get a first hearing for the season at the Metropolitan Opera House next Thursday night with Knote in the title part, his last appearance before returning to the Royal Opera House at Munich. Gaddski will be Elisabeth, Fremstad, Verger, Cortis, Wolfram, and Bliss the Landgraf. Herx will conduct. Plancon returns to the company as Mephistopheles in "Faust" on Friday evening, with Eames as Marguerite. "Don Giovanni" will be repeated on Monday. "Maison des Femmes" on Wednesday. "The Barber of Seville" at the Saturday matinee and "Madama Butterfly" on Saturday evening.

Rossini's "Sobot Mater" will be sung at the Sunday night concert tomorrow by Gaddski, Louise, Homer, Martin, Jourmet and the entire chorus. Ferrari will conduct.

Doings in Music World Outside Opera Houses

FANNIE BLOOMFIELD-ZEISLER will play the piano part of Moszkowski's concerto, with Walter Damrosch and the New York Symphony Society's Orchestra in Carnegie Hall tomorrow afternoon. The symphony will be Brahms's third. The second half of these twenty Sunday afternoon subscription concerts (a new series) begins a week from tomorrow. At the concert next Saturday evening, which will be

"COFFEE GRUNTERS" Ever See One?

Thoughtful people have a laugh on coffee grinders now and then. "I had used coffee ever since I was a small child," writes an Ind. lady, "and have always had bad spells with my stomach. 'Last spring, just after I began housekeeping, I had a terrible time with my stomach and head. My husband bought a package of Postum and asked me to try it. 'I laughed at it, because none of my folks would ever try it. But I made some the following morning, following directions on the package about boiling it well. 'I was greatly pleased with the results and kept right on using it. Now I wouldn't drink anything else. I tell every old coffee grinder I see about Postum, and all my folks and my husband's people except a few cranks, use Postum instead of Coffee. 'When put to soak in cold water over night and then boiled 15 minutes in the morning, while getting breakfast, it makes a delicious drink.' Name given by Postum Co., Battle Creek, Mich. Read 'The Road to Wellville,' in pgs. 'There's a Reason.'



SCHUMANN-HEINK AS AZUCENA

repeated the next afternoon. Tschakovsky's opera "Eurene Onegin" will be presented in concert form, the first production of the work here. Emilio de Gogorza and Elison Van Hoose will be among the soloists. The choruses will be sung by the Oratorio Society.

Julian Israel, the young Moscow pianist, again will be the soloist at the Russian Symphony Society's concert in Carnegie Hall next Thursday evening. He will be heard in the Lapunov concerto, Balakirev's symphonic tone poem "Taman," the audient tuncbre from Tschakovsky's third quartette, arranged for string orchestra by Glazunov; the "Valse Triste" of Shubert, an excerpt from Glazunov's ballet "Raymonda," and Rachmaninoff's Egyptian dance from his opera "Aleko"—all new—will be played by the orchestra.

Music lovers throughout the country will regret that Dr. Karl Muck will cease to direct the Boston Symphony Orchestra after this season. Emperor



EMMY RAABE-BURG

William will no longer extend his leave of absence from Berlin. He is one of

the best living conductors, and his is a distinct and valuable musical personality. The orchestra's next concert in New York are set for Feb. 10 and 12.

Walter Damrosch will repeat his interesting and instructive lecture-piano recital on the Debussy-Masterlinok music drama, "Pelleas and Melandane," at the Lyceum Theatre on Friday afternoon. The work is soon to be produced by Mr. Hammerstein at the Manhattan Opera House.

Harold Bauer will give piano recitals at Mendelssohn Hall next week on Tuesday and Saturday afternoons. MacDowell's "Brook" sonata and Schubert's "Furioso" are on his Tuesday programme.

Emmy Raabe-Burg, a coloratura soprano from Vienna, assisted by Josephine Hartmann, pianist, will give a recital in Mendelssohn Hall next Saturday afternoon. The second part of her programme will be devoted to classical German lieder.

The Kneisel Quartet's next concert at Mendelssohn Hall is announced for Feb. 4, with Arthur Argilewicz and Sigismund Stojowski as assisting artists.

Mme. von Niessen-Stone will give a second song recital at Mendelssohn Hall on Wednesday afternoon. MacDowell, Brahms, Wolf and Franck are the composers she will illustrate.

Cornelius Rubner will give a piano recital in East Hall, Columbia University, on Tuesday afternoon at 4:15 o'clock. The public is invited. Gertrude E. McKellar will give an organ recital at the Thirteenth Street Presbyterian Church next Monday evening. Seats are free.

SUFFOLK GAS CO. RECEIVERS. NORFOLK, Va., Jan. 24.—Federal Judge Edmund Waddell last night named D. S. Mills and J. N. Burgess, of New York City, receivers for the Suffolk Gas Company. Fred C. Marston, of New York, led the petition, claiming he held \$2,000 in bonds, upon which payment of interest is in arrears.

Fill the Tank

with gasoline if you want the motor-car to go. The oil supplies the power that makes the wheels turn round.

The human machine is set in motion in the same way by

Scott's Emulsion

Folks are like motor-cars. At times they get run down. SCOTT'S EMULSION is full of power. It not only produces flesh but gives new power to weak bodies.

All Druggists: 50c. and \$1.00.

Pneumonia Most Fatal During Winter Months.

Statistics of the Health Department show pneumonia to be one of the most fatal diseases, especially during the winter months. The records show numerous instances where neglect of an apparently insignificant cold has developed pneumonia without warning.

It is the better part of wisdom to check a cold at the outset. Take two ounces of glycerine, a half pint of good whiskey and a half ounce of Virgin Oil of Pine; mix thoroughly and use in teaspoonful doses every four hours. This formula is said to break up a cold in twenty-four hours, and cure any cough that is curable. It has been found that five ounces of tincture Cinchona compound can be used instead of whiskey, with the same result.

The ingredients are inexpensive and can be purchased without trouble at any good drug store. To avoid substitution of some inferior pine

product for the Virgin Oil of Pine, it is better to purchase each separately and mix them at home.

The genuine Virgin Oil of Pine is put up for dispensing, only in 4-ounce vials, each vial securely sealed in a round wooden case with an engraved wrapper showing plainly the name—Virgin Oil of Pine compound pure, guaranteed under the Food and Drugs Act of June 30, 1906, Serial No. 451, prepared only by Leach Chemical Co., Cincinnati, Ohio. Be sure to get the genuine, as the oil sold in bulk and cheap imitations put out to resemble Virgin Oil of Pine in name and style of packages are ineffective, being largely composed of a distillation of pine needles, or leaves, instead of from the pine tree proper.

These pine needle oils are not intended for internal use, and when taken internally usually cause nausea. Their use is mainly confined to the manufacture of soap and similar purposes.

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The thousands of people who have accepted our invitation and visited Long Beach are enthusiastic in their praise of the wonderful improvements that have been made and are in course of construction, and appreciate the need of having a new Atlantic City within commuting distance of New York.

It will surprise most New Yorkers to know that the most magnificent ocean front property in the country, with an unequalled stretch of white sand beach, is being transformed into what is destined to be America's greatest resort.

You owe it to yourself to inspect the greatest land development in modern history—to see the construction of the 5½-mile boardwalk and the work of the largest dredges in the world that are daily adding to the island.

Upon request we will send you tickets for our Special Train leaving Long Island City and Flatbush and Nostrand Ave. Stations, Brooklyn, next Sunday afternoon at 1:30. Representatives will be at Long Island City and Flatbush Ave. Stations with tickets for visitors.

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WESTCHESTER.

AT KENSICO MANOR, or North White Plains, lots on easy terms; low prices; immediate possession.

WM. H. CROWWELL, 217 W. 126th St.

About the only "guessing" feature there is to a World "For Sale" Ad is: "Who will get the bargain by getting there first?"

PUBLIC NOTICE

The City of New York, Department of Finance, Office of the Commissioner of Assessments, Hall of Records, No. 31 Chambers Street, New York, N. Y., is hereby notified that the books called "The Annual Report of the Board of Assessors of the City of New York, for the year 1907," containing the valuation of Real and Personal Estate of the City of New York, will be open for public inspection, examination and correction on the second Monday of January, and will remain open up to and including the first day of March, 1908.

During the time that the books are open for public inspection, application may be made by any person or corporation claiming to be aggrieved by the assessed valuation of real or personal estate to have the same corrected.

In the Borough of Manhattan, at the office of the Department of Finance, Hall of Records, No. 31 Chambers Street.

In the Borough of the Bronx, at the office of the Department of Finance, Municipal Building, One Hundred and Seventy-seventh Street and Third Avenue.

In the Borough of Brooklyn, at the office of the Department of Finance, Municipal Building, No. 100 Broadway.

In the Borough of Queens, at the office of the Department of Finance, Hackett Building, Jackson Place and Fifth Street, Long Island City.

In the Borough of Richmond, at the office of the Department of Finance, Borough Hall, New Richmond, Staten Island.

Corporations in all the boroughs must file applications in relation to the assessed valuation of personal estate must be made by the person assessed at the office of the person assessed in the borough where such person resides, and in case of a non-resident, at the office of the Department of Finance, where only, at the main office in the City of New York, at the office of the Department of Finance, between the hours of 10 A. M. and 2 P. M., except on Saturday, when all applications must be made between 10 A. M. and 12 noon.

LAWSON PURDY, Commissioner of Assessments.

FRANK RAYMOND, MICHAEL MULLEN, JAMES H. TULLY, THOMAS T. HAMILTON, HUGH HASTINGS, Commissioners of Taxes and Assessments.

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